

- . While single family owner-occupied residences are excluded, taxpayers may utilize the credit for portions of multi-family historic structures which they do not occupy; non-historic residential projects do not qualify for rehabilitation credits.

Who Benefits From The New Tax Incentives?

- . Property owners can now increase the economic value of their older buildings.
- . Taxpayers can shelter considerable income by investing in certified historic structures and other older buildings.
- . Realtors can more profitably market older structures.
- . Developers can undertake rehabilitation projects due to reduced costs and available incentives.
- . Public officials can promote the revitalization of downtowns and neighborhoods through the investment tax credits.
- . Accountants, bankers, and attorneys can make the numbers work for a wide range of real estate owners, investors, and developers.

Since passage of the Tax Reform Act of 1976, federal tax incentives have been responsible for stimulating more than \$1.2 billion in private investment in more than 2,500 preservation projects nationwide. The new legislation should have tremendous impact on the continued use of older buildings and to save structures from neglect and demolition. Factory buildings, apartment buildings, hotels, office buildings, retail stores, schools, older structures of every description -- can be "restored and recycled" for varied commercial and residential purposes, and the benefits mean more financial gain for owners and investors as well.

The EDCNP would be happy to provide additional information concerning the use of this program. Council staff can be reached at (717) 655-5581.

Regional Action Program (RAP) is a periodic publication of the Economic Development Council of Northeastern Pennsylvania (EDCNP) designed to inform the region's residents and public officials of important actions being taken and progress being made toward key regional issues. Staff responsible for this issue of RAP include Robert E. Quinn, Regional Housing Planner; Theresa Klimchak, Typist; Louise Tracy, Office Machines Clerk.